

DARREN T. BRENNER, ESQ.  
Nevada Bar No. 8386  
NICHOLAS E. BELAY, ESQ.  
Nevada Bar. No. 15175  
AKERMAN LLP  
1635 Village Center Circle, Suite 200  
Las Vegas, Nevada 89134  
Telephone: (702) 634-5000  
Facsimile: (702) 380-8572  
Email: darren.brenner@akerman.com  
Email: nicholas.belay@akerman.com

*Attorneys for plaintiff and counter-defendant  
The Bank of New York Mellon f/k/a The  
Bank of New York as Trustee for the  
Certificateholders of CWABS, Inc., Asset  
Backed Certificates, Series 2004-AB1*

**UNITED STATES DISTRICT COURT  
DISTRICT OF NEVADA**

THE BANK OF NEW YORK MELLON FKA  
THE BANK OF NEW YORK AS TRUSTEE  
FOR THE CERTIFICATEHOLDERS OF  
CWABS, INC., ASSET BACKED  
CERTIFICATES, SERIES 2004-AB1,

Plaintiff,

vs.

TERRA BELLA OWNERS ASSOCIATION  
INC.; MIDNIGHT RAMBLER TRUST;  
SATICOY BAY LLC, SERIES 7524  
MIDNIGHT RAMBLER TRUST; and  
HAMPTON & HAMPTON COLLECTIONS,  
LLC,

Defendants.

SATICOY BAY LLC SERIES 7524  
MIDNIGHT RAMBLER TRUST,

Counterclaimant,

vs.

THE BANK OF NEW YORK MELLON FKA  
THE BANK OF NEW YORK AS TRUSTEE  
FOR THE CERTIFICATEHOLDERS OF  
CWABS, INC., ASSET-BACKED  
CERTIFICATES, SERIES 2004-AB1,

Counter-defendants.

Case No.: 2:16-cv-00549-APG-NJK

**STIPULATION AND ORDER TO EXTEND  
DEADLINE TO FILE JOINT PRETRIAL  
ORDER**

**(SECOND REQUEST)**

1 Plaintiff and counter defendant The Bank of New York Mellon f/k/a The Bank of New York  
 2 as Trustee for the Certificateholders of CWABS, Inc., Asset Backed Certificates, Series 2004-AB1  
 3 (**BoNYM**), defendant Terra Bella Owners Association, Inc., defendant Midnight Rambler Trust, and  
 4 defendant and counterclaimant Saticoy Bay LLC Series 7524 Midnight Rambler Trust stipulate and  
 5 request the court extend the deadline to file the joint pretrial order by an additional fourteen days, to  
 6 **June 12, 2020.**

7 The court entered an order denying BoNYM, Midnight Rambler and Saticoy Bay's summary  
 8 judgment motions, and denying Terra Bella's summary judgment motion in part, on March 30, 2020.  
 9 The joint pretrial order is due today. The parties are working on finalizing a draft but are also  
 10 continuing to explore the possibility for settlement. The extension will afford the parties additional  
 11 time to complete their respective portions and possibly resolve this case.

12 ...

13 ...

14 ...

15 ...

16 ...

17 ...

18 ...

19 ...

20 ...

21 ...

22 ...

23 ...

24 ...

25 ...

26 ...

27 ...

28 ...

AKERMAN LLP

1635 VILLAGE CENTER CIRCLE, SUITE 200  
 LAS VEGAS, NEVADA 89134  
 TEL.: (702) 634-5000 – FAX: (702) 380-8572

This is the parties' second request to extend the joint pretrial order deadline. This request is not made to cause delay or prejudice any party.

DATED: May 29, 2020

**AKERMAN LLP**

/s/ Nicholas E. Belay, Esq.  
**DARREN T. BRENNER, ESQ.**  
 Nevada Bar No. 8386  
**NICHOLAS E. BELAY, ESQ.**  
 Nevada Bar. No. 15175  
 1635 Village Center Circle, Suite 200  
 Las Vegas, Nevada 89134

*Attorneys for plaintiff and counter-defendant The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders of CWABS, Inc., Asset Backed Certificates, Series 2004-AB1*

**LIPSON NEILSON P.C.**

/s/ David T. Ochoa, Esq.  
**KALEB D. ANDERSON, ESQ.**  
 Nevada Bar No. 7582  
**DAVID T. OCHOA, ESQ.**  
 Nevada Bar No. 10414  
 9900 Covington Cross Drive, Suite 120  
 Las Vegas, Nevada 89144

*Attorneys defendant Terra Bella Owners Association, Inc.*

**LAW OFFICES OF MICHAEL F. BOHN**

/s/ Nikoll Nikci, Esq.  
**MICHAEL F. BOHN, ESQ.**  
 Nevada Bar No. 1641  
**NIKOLL NIKCI, ESQ.**  
 Nevada Bar No. 10699  
 2260 Corporate Circle, Suite 480  
 Henderson, Nevada 89074

*Attorneys for defendant Midnight Rambler Trust and defendant and counterclaimant Saticoy Bay LLC Series 7524 Midnight Rambler Trust*

**ORDER**

**IT IS SO ORDERED.**

  
 United States Magistrate Judge

DATED: June 1, 2020

**AKERMAN LLP**

1635 VILLAGE CENTER CIRCLE, SUITE 200  
 LAS VEGAS, NEVADA 89134  
 TEL.: (702) 634-5000 – FAX: (702) 380-8572